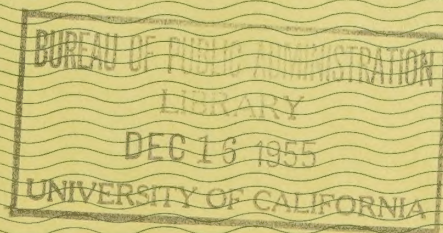


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May 1, 1953.
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City planning Administration Richmond, Calif.

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A REPORT ON THE PROPOSED ANNEXATION OF
EAST RICHMOND HEIGHTS



RICHMOND CITY PLANNING COMMISSION

COPY

April 9, 1953

To The Honorable Mayor
and Members of
Of The City of Richmond

A REPORT ON THE PROPOSED ANNEXATION
OF EAST RICHMOND HEIGHTS

Gentlemen:

May 1, 1953

We, the undersigned property owners all residents of
the unincorporated portion of ******* Costa County, con-
tiguous to the City of Richmond, commonly known as the
East Richmond Heights area, desire to commence proceedings
to annex said area to the City of Richmond under the pro-
visions of the Annexation Act.

City Council

Gust J. Allyn
Mayor

D. M. Bradley	Ed J. J. McKeegan
Clarence D. Erickson	Robert H. Miller
James Kenny	John J. Sheridan
Fred M. Martin	Gay Vargas

Wayne E. Thompson
City Manager

/s/ Eugene E. ******* 6171 Bernhardt Ave.

City Planning Commission

/s/ John J. Massey
Chairman

Gust J. Allyn	Edward A. Hoffman
Thomas M. Carlson	Morris Levin
Donald L. Hardison	Frank Mancini
Walter T. Helms	H. L. Vaughan

William E. Finley
Acting Planning Director

Rec'd
9:10 a.m. : John DeRoy
4-10-53 : City Clerk

COPY

1.

April 9, 1953

To The Honorable Mayor
And Members Of The City Council
Of The City Of Richmond, California

Gentlemen:

We, the undersigned property owners all residents of the unincorporated portion of Contra Costa County, contiguous to the City of Richmond, commonly known as the East Richmond Heights area, desire to commence proceedings to annex said area to the City of Richmond under the provisions of the Annexation Act of 1913.

Said territory is bounded on the West by the City of Richmond and it lies to the South and East of Alvarado Park and to the North of the City of El Cerrito.

We would appreciate prompt action by the Planning Commission.

Yours very truly,

/s/ Eugene E. Marshall 6171 Bernhard Ave.

Chairman, Citizens' Committee

/s/ Leon L. Loofbourow 6226 Arlington Ave.

/s/ Donald A. Rightmyer 1763 Tulare Ave.

/s/ Mrs. Richard C. Bowers 6408 Claremont

Rec'd)
9:10 a.m. : John DeRoy
4-10-53) City Clerk

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May 1, 1953

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

COPY

To The Honorable Mayor
And Members Of The City Council
Of The City Of Richmond, California

Gentlemen:

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the unincorporated portion of Contra Costa County, con-
signers to the City of Richmond, commonly known as the
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visions of the Annexation Act of 1913.

Said territory is bounded on the West by the City of
Richmond and it lies to the South and East of Alvarado
Park and to the North of the City of El Cerrito.

We would appreciate prompt action by the Planning
Commission.

Yours very truly,

\s/ Eugene E. Marshall, 6171 Bernhard Ave.

Chairman, Citizens' Committee

\s/ Leon L. Doolittle, 6226 Arlington Ave.

\s/ Donald A. Rasmussen, 1703 Tulare Ave.

\s/ Mrs. Richard C. Bowers, 6108 Claremont

Rec'd
9:10 a.m. : John DeRoy
4-10-53) City Clerk

CITY PLANNING COMMISSION

Civic Center - City Hall

Richmond, California

May 1, 1953

To the Honorable Mayor and Council
of the City of Richmond

Gentlemen:

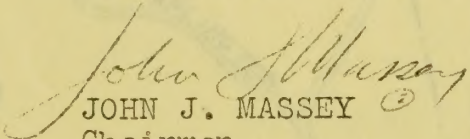
In response to your request for recommendations concerning the proposed annexation of the East Richmond Heights, the Planning Commission submits the attached report. Each Planning Commissioner has toured the area in person and our staff has conducted a detailed survey, the results of which are contained in this report.

The Planning Commission recommends:

1. That Richmond aid those citizens residing in East Richmond Heights in their effort to annex to our City under the proceedings of the 1913 Act relating to inhabited areas.
2. That the City of Richmond, through cooperation with the residents of the area, annex all that area which is inhabited and may be described as bounded by Alvarado Park, the east boundary of Richmond, the north boundary of El Cerrito, and up to the east bank of Wildcat Creek, and including certain properties east of the Creek as indicated on the enclosed map.

The Planning Commission is of the opinion that the annexation of East Richmond Heights is a very natural and belated development and that it will prove to be of mutual benefit to both the City and the residents of that area.

Respectfully submitted,


JOHN J. MASSEY
Chairman

CITY PLANNING COMMISSION
City Hall
Richmond, California

May 1, 1953

To the Honorable Mayor and Council
of the City of Richmond

Gentlemen:

In response to your request for recommendations concerning the proposed annexation of the East Richmond Heights, the Planning Commission has conducted a study in accordance with the provisions of the City Charter. The results of which are contained in this report.

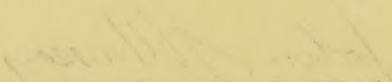
The Planning Commission recommends:

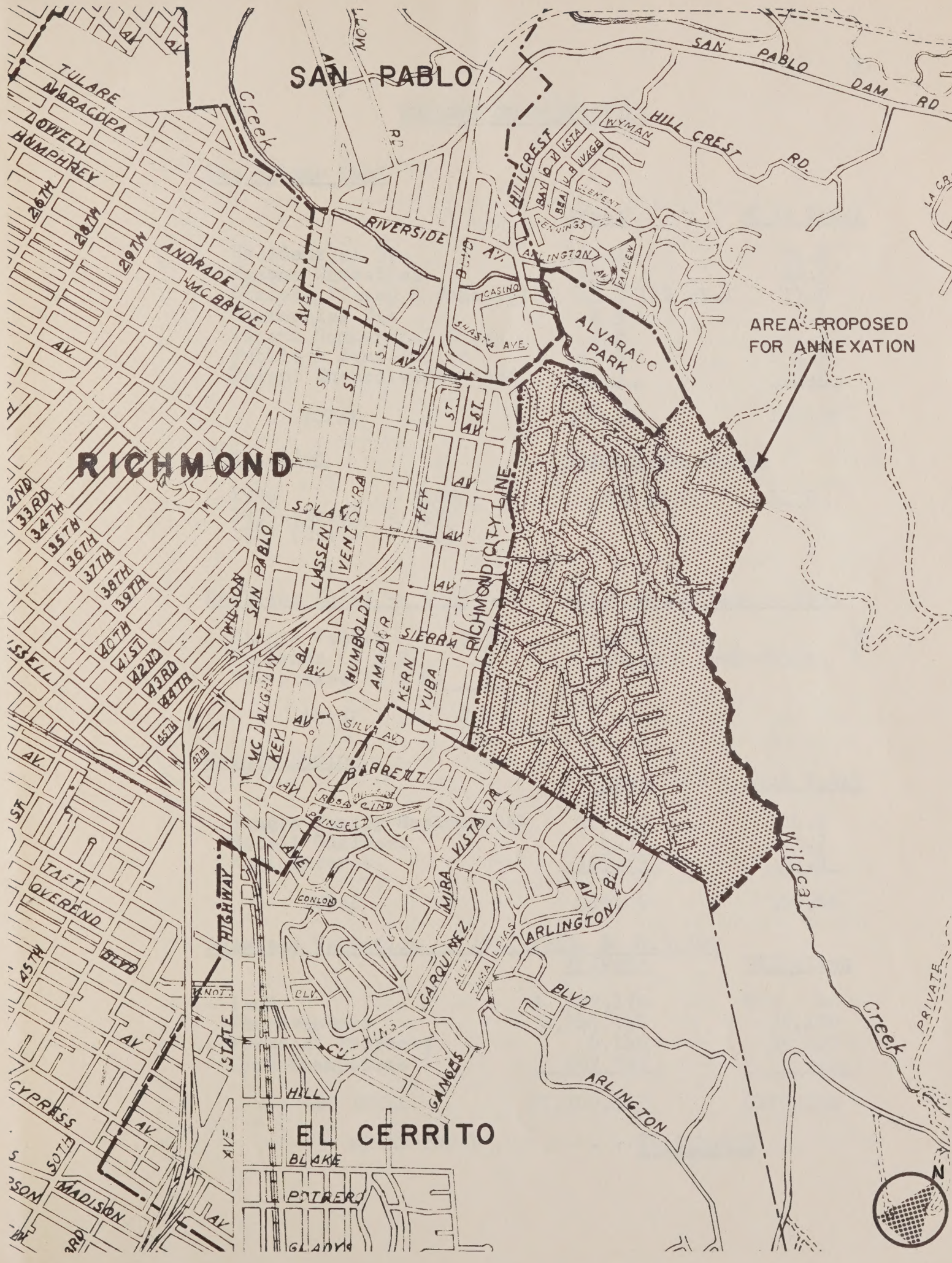
1. That Richmond add those citizens residing in East Richmond Heights in their effort to annex to our City under the provisions of the 1913 Act relating to annexation.

2. That the City of Richmond, in its annexation with the residents of the area, annex all that area which is bounded by Avenue 12 and may be described as bounded by Avenue 12, the east boundary of the City of Richmond, the north boundary of the City of Richmond, and to the east bank of Wildcat Creek, and including certain properties east of the Creek as indicated on the attached map.

The Planning Commission is of the opinion that the annexation of East Richmond Heights is a very natural and desired development and that it will prove to be of mutual benefit to both the City and the residents of that area.

Respectfully submitted,


JOHN J. MASSEY
Chairman




SAN PABLO

RICHMOND

EL CERRITO

AREA PROPOSED FOR ANNEXATION





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SUMMARY OF STATISTICSUse of the Land

	<u>Acres</u>	<u>% of Total</u>
Residential Use	120.2	31.2
Vacant Homesites	71.5	18.5
Streets (Paved & Unpaved)	65.7 (11 mi.)	17.0
Commercial Use	2.5	.6
Vacant Commercial Sites	2.2	.6
Public & Semi-Public	18.9	4.9
Vacant Unsubdivided Area	<u>104.7</u>	<u>27.2</u>
TOTAL	385.7	100.0%

Population

		<u>Registered Voters</u>
1950	2100	1952 -- 1170
1953 (Est.)	3275	
1960 (Est.)	7000	

Dwelling Units -- 1953

Single Family	909
Duplexes (9 x 2)	18
Fourplexes (2 x 4)	<u>8</u>
TOTAL	935

Other Buildings -- 1953

Commercial	8
Public & Semi-Public	4

County Zoning

	<u>Acres</u>	<u>% of Total</u>
Single Family Residential	207.00	64.3
Retail Business	4.75	1.3
Agricultural	<u>109.25</u>	<u>34.4</u>
TOTAL	320.00	100.0%

Assessed Valuation -- 1952-1953, \$1,817,590

	<u>Private</u>	<u>Utilities</u>
Land	\$ 307,170	\$ --
Improvements	1,344,040	75,100
Personal Property	6,140	85,140
Less Exemptions	<u>287,935</u>	<u>--</u>
NET TOTAL	\$1,369,415	\$160,240

GRAND TOTAL \$1,529,655

FACTS ABOUT THE AREADescription of the Area

The area proposed by the Planning Commission for annexation is all the inhabited area east of Richmond, north of El Cerrito, generally south and east of Alvarado Park, and includes 75 acres of densely wooded hillside which terminates at Wildcat Creek. From the northeast corner of the City of El Cerrito, the proposed boundary follows the line of separation between the San Pablo and El Sobrante Ranchos. It follows the easterly Creek bank northward to the west line of Lot 123 of San Pablo Rancho, known as the Belgum Property. It then goes northward along that line to a point approximately 200 feet north of the north limits of the subdivision known as Grand Canyon Park Villa Sites. The boundary of the area proposed for annexation then runs northwesterly parallel to the northeast boundary of Alvarado Park to a point 450' southeast of the edge of the park and then follows the northerly boundary of the Grand Canyon Subdivision to the southeast corner of Alvarado Park.

The reasoning behind the drawing of the boundary of the area proposed for annexation is based on two main points. One is that it should include all residential development in the general area in order that no portion will be left without services. And, due to the terrain, vehicular access to the most easterly portions of the area is from the west.

Secondly, the boundary which parallels the east bank of Wildcat Creek was drawn with the idea in mind that the Creek is a natural division between two areas which are probably suitable for development and that having the Creek within the City Limits would tend to prevent mass installation of septic tanks on the opposite side of the Creek in an area which may remain unincorporated.






While there may be residents in the area who may not at present look favorably upon annexation, it is the opinion of the Commission that they will eventually recognize the value of municipal local government and its attendant services.

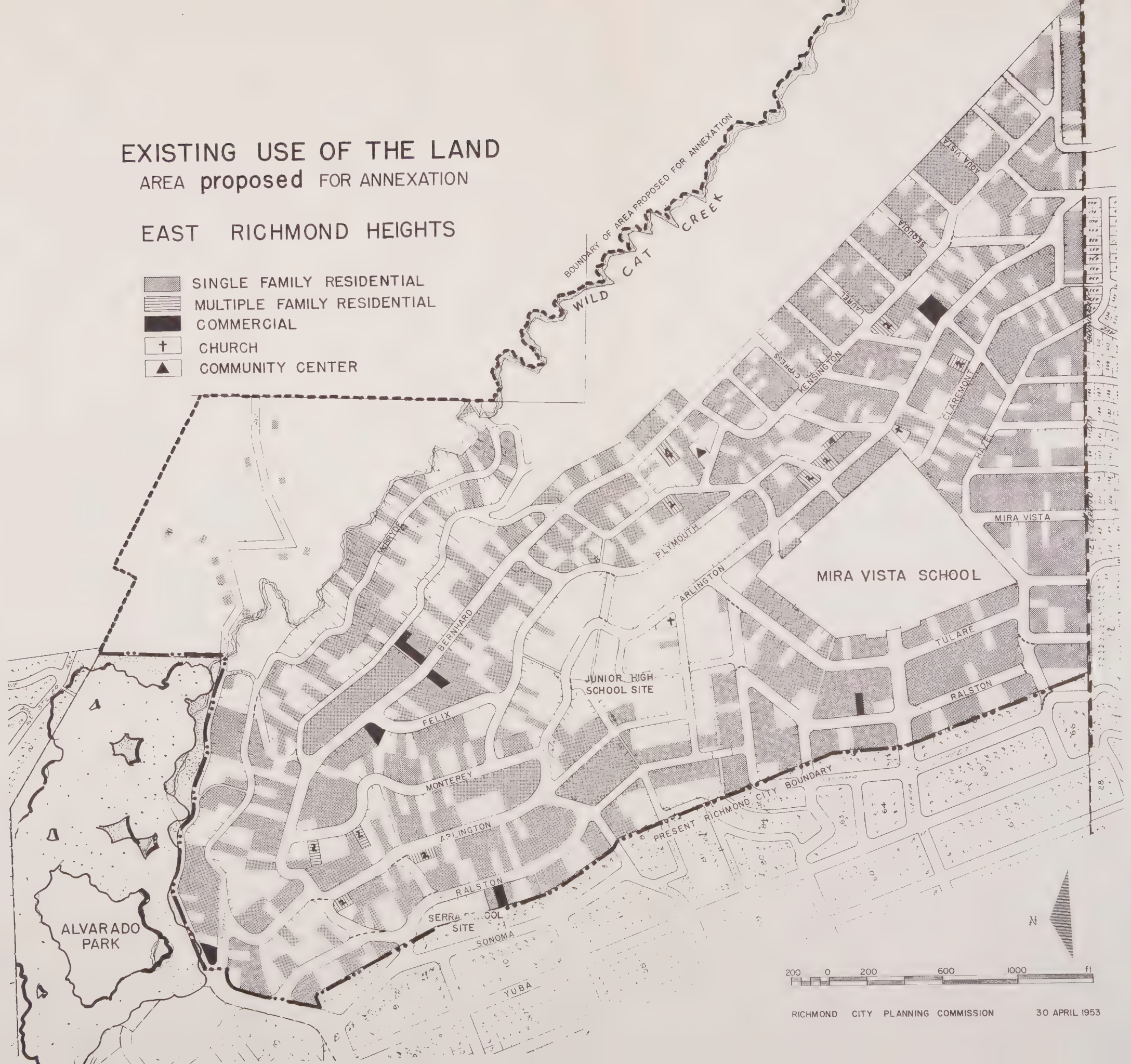
The area consists of approximately 386 acres. It includes gently rolling foothills containing many highly desirable building sites as yet undeveloped and the heavily wooded westerly slope of Wildcat Canyon. Approximately 31 per cent is developed for residential purposes and contains 935 homes. In addition, there are 1,040 undeveloped homesites. There are 8 commercial buildings and under the present county zoning there are 20 commercial sites available for future use when the demand arises. The two neighborhood shopping center

EXISTING USE OF THE LAND

AREA proposed FOR ANNEXATION

EAST RICHMOND HEIGHTS

-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  CHURCH
-  COMMUNITY CENTER



zones are at the intersections of Olive and Arlington and Felix and Bernhard Avenues.

The general level of residential development is quite high. While there are a few houses in need of substantial repair, there are many more outstanding houses which take advantage of the view and pleasant surroundings.

Population within the area at the time of the 1950 decennial census was approximately 2100. It has since jumped to an estimated 3275 due to additional building activity. An exact estimate of the 1960 population for an area as small as this would be difficult since it would largely depend upon future building activity. It is anticipated, however, that under the present zoning regulations, which permit only single-family residential development and under the present prospects of continued building activity, that the area will have a population of 7000 by 1960.

Only single family homes are permitted in the "R1" areas without a special Land Use Permit. However, with a Land Use Permit other uses are permitted, such as duplexes, boarding houses, sanitariums, asylums, stables, dog kennels, etc. The general requirements are: Minimum lot area of 5,000 square feet, minimum lot width 40 feet, 10-foot setback, 38-foot height limitation and 5-foot rear and side yard requirement.

Regulations for the retail business zone are: 3500 square feet of 35-foot minimum width, 10-foot setback, 50-foot height limitation, no side or rear yard. Uses permitted are general retail shops and gas stations. With a use permit, lumber yards, sheet metal shops, cabinet shops and all "R1" uses are permitted.

The regulations pertaining to buildings in the agriculturally zoned areas are the same as in the "R1" zones with the exception of a minimum lot size of $2\frac{1}{2}$ acres; no height, side yard or rear yard limitations.

The general circulation pattern established by the existing streets is generally quite good. The main east-west thoroughfares serving the area are Barrett and McBryde Avenues at the extreme ends of the area, while Arlington Boulevard is the major north-south traffic artery. Within the area itself there seems to be a lack of adequate east-west facilities.

Utilities and Services

The entire area is served by gas mains of the Pacific Gas and Electric Co. so that every homesite may be served without unreasonable extension of main lines. The area beyond

the proposed eastern boundary of the area recommended for annexation is not in the franchise area of Pacific Gas and Electric Co., but is reportedly to be served by the Coast Counties Gas Company.

Electric power is provided by Pacific Gas and Electric Co. over the entire proposed annexation area and well beyond the proposed boundary.

Water lines, however, do not provide complete coverage of the area in question. However, the absence of mains in the one remaining large, unbuilt open area is of minor importance due to the fact that this area is now a site proposed for a junior high school.

The sanitary sewer lines are not, at present, sufficiently adequate in quantity or quality for continued service to an expanding area. However, a bonding proposal is presently coming before the people of the San Pablo Sanitary District and is expected to remedy the situation. If it does not pass, the Grand Jury is reportedly intent upon forcing action due to State and local health officials frequently condemning the situation in the District.

The streets, curbs, gutters and sidewalks are at various stages of development throughout the area. In some few cases, all facilities are in and in good condition, while in other areas, only the center section of the street exists. There are a few drainage problems which are more of a nuisance to traffic and pedestrian travel than a significant hazard to health.

Police -- It is impossible to determine the level of police protection provided in the area, except that it is provided by the County Sheriff's office.

Fire -- East Richmond Heights is in the San Pablo Fire District. The station serving the area is located at 5745 McBryde Avenue at the junction of McBryde and Park Avenues near Alvarado Park. It is reported that fire protection is good since any part of the area can be reached in a few minutes.

Library -- Library service is provided by the County branch in the Riverside School on Key Boulevard in San Pablo and the County main library in Martinez. The residents of this area may, however, pay a small fee and use the Richmond Civic Center Library.

Health -- Health services are provided by the County from their offices located at 2016 Market Street, San Pablo. This includes home nursing services and inspection of food-handling establishments.

Schools -- Tax District 8908 (boundaries described on tax district map) is served by the Richmond Elementary School District. The elementary school serving this district is Mira Vista Elementary School. School bus service is available to this area because of inadequate public transportation facilities.

Tax districts 9103 and 9104 are served by the San Pablo Elementary School District whose facility for this area is the Riverside Elementary School.

Junior high school facilities for the children of East Richmond Heights area are at the Walter T. Helms Junior High School on Road 20.

A new junior high school for the area is scheduled for construction within the next five to seven years on the site indicated on the enclosed map.

Children from all three districts attend the Richmond Union High School, for which bus service is provided.

Other Services

East Bay Municipal Utility District
West Contra Costa Hospital District
Contra Costa Flood Control
West Contra Costa Junior College

Taxes

The tax table following will indicate the comparative tax rates for the various areas in East Richmond Heights. The map on the next page shows the limits of each tax code area.



BOUNDARIES OF TAX CODE AREAS
EAST RICHMOND HEIGHTS

COMPARATIVE TAX RATES FOR RICHMOND AND EAST RICHMOND HEIGHTS

Tax Area	Elementary School	High School	Fire	Sanitary	Utility	Water District	West Contra Costa Jr. College	West Contra Costa Hospital	Flood Control	County	Total	City Taxes	Total
Present East Richmond Heights													
8908	\$1.414 ✓	\$1.717 ✓	\$ (.768)	\$.400 ✓	\$.270 ✓	--	\$.356	\$.213	\$.010	\$ 2.369	\$ 7.607	--	\$ 7.607 ✓
9103	1.843	1.717	.768	.400	.270	--	.356	.213	.010	2.369	8.036	--	8.036
9104	1.843	1.717	.768	--	.270	--	.356	.213	.010	2.369	7.636	--	7.636
Present Richmond Taxes													
801&805	1.414	1.717	--	--	.270	.025	.356	.213	.010	2.369	6.374	2.35	8.724
802, 803 804	1.414 ✓	1.717 ✓	--	.400 ✓	.270 ✓	.025	.356	.213	.010	2.369	6.774	2.35	9.124 ✓
East Richmond Heights Taxes if Annexed to Richmond													
8908	1.414	1.717	--	.400	.270	.025	.356	.213	.010	2.369	6.774	2.176#	8.950 ✓ (1.34 increase)
9103*	1.622**	1.717	--	.400	.270	.025	.356	.213	.010	2.369	6.982	2.176	9.158 (1.12 increase)
9104*	1.622**	1.717	--	.400	.270	.025	.356	.213	.010	2.369	6.982	2.176	9.158 (1.52 increase)

* Taxes for East Richmond Heights if annexed to City, assuming annexation to Richmond Elementary School District.

East Richmond Heights will not assume financial responsibility for \$5,175,000 previous bonds presently assumed by Richmond.

** Richmond School District operating costs plus San Pablo District bond rate.

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CONCLUSIONS CONCERNING THE AREA

There could be nothing more natural than for Richmond to annex East Richmond Heights. It is socially, physically and economically an important part of the Richmond Community. East Richmond Heights people earn and spend a large part of their income in Richmond. East Richmond Heights is thought by many to be part of Richmond and it is in every way but politically.

Tax-wise, the home owners in East Richmond Heights are spending approximately 10 to 15 per cent less in local taxes than those in Richmond. However, the latter are receiving probably 60 per cent more in services. East Richmond Heights taxes include the high costs of overlapping special districts, each of which require a separate administration.

Due to legislation pending in the State Legislature it is not clear as to whether or not annexation to Richmond would automatically require annexation to the Richmond Elementary School District as is presently required by State law. The annexation of this area may or may not affect the number of children in Richmond schools. This matter will have to be worked out with the school authorities involved.

Another matter before the Legislature is of extreme importance to the taxpayers of East Richmond Heights. Passage is expected any day of a law which will require unincorporated urbanized areas to receive adequate fire, police, health and other municipal-type services from the County and to pay for them. This will tend to make taxes in built up County areas higher than in neighboring cities. With this increased taxation there will not be additional representation in the local County legislative body.

From Richmond's point of view, there seems to be no compelling reason for not wanting to annex East Richmond Heights. It is rapidly becoming a high-quality, residential neighborhood. Since building regulations are now substantially the same for the County and the City, recent construction has been comparable in both jurisdictions. While it is true that many of the streets lack sidewalks, curbs and gutters, it will probably be only a matter of time before they are installed by the property owners.

From the point of view of the residents of East Richmond Heights there appear to be many advantages to annexing to Richmond. The only disadvantage would be a moderate increase in the tax rate and this disadvantage will soon be wiped out by changes in the State law concerning County services.

THE HISTORY OF THE STATE OF NEW YORK

There would be nothing more to be said than for Richmond to annex East Richmond Heights. It is actually, physically, and economically an integral part of the Richmond Community. East Richmond Heights is a suburb of Richmond, and it is in every way but one, ready to be part of Richmond.

For this, the bond between East Richmond Heights and Richmond is approximately 10 to 15 miles in local time. However, the latter are receiving probably 60 per cent more in services, East Richmond Heights being located in the heart of a suburban area, and of which is a suburban area.

There is legislation pending in the House of Representatives which is not clear as to whether or not it is intended to be a permanent law. It is actually a bill to amend the Richmond Community School District as it presently exists by adding East Richmond Heights to the district. The bill is intended to be a permanent law, and it is intended to be a permanent law.

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One of the immediate benefits to the residents of East Richmond Heights in annexing to Richmond would be in police protection. Richmond's police force constantly patrols the streets and their work in traffic regulation is also outstanding. The City Traffic Engineer works closely with them to solve traffic problems in both residential and business areas. This type of service would be highly beneficial to East Richmond Heights.

Richmond's modern Zoning Ordinance offers a high degree of protection to residential development. Very little change in the level of building regulation could be expected after annexation since both the City and the County operate under similar building codes. Therefore, it can be assumed that single family residential development will continue on the vacant home sites in the area. It is also likely that the two small neighborhood commercial centers will be retained for shopping convenience. Planning Commission efforts will, of course, affect development in this area in the long run.

It is important to point out that Richmond's Zoning Ordinance #1291 automatically rezones, for protective purposes all land annexed into the City to an "R1" Single Family zone.

Section 13, subsection A, paragraph 4 reads as follows:

"Zoning of Annexed Areas -- Any area annexed to the city after the effective date of this ordinance shall, immediately upon such annexation, be automatically classified as an "R1" District until a zoning plan for said area has been adopted by the City Council. The Commission shall recommend to the City Council appropriate zoning for such area within three (3) months after an application for change is made to the Commission."

It can be assumed that the Planning Commission will initiate action to rezone land in accordance with the wishes of the owners and keeping in mind the needs of the entire Richmond community. There will probably be some non-conforming uses created, the lives of which will be limited by certain restrictions in the City ordinance. However, since the law requiring the abolition of non-conforming uses does not go into effect until 1959, and effectively for many years later, there will be little need for worry on the part of the owners of misplaced uses.

Property owners annexing their property to the City can expect to receive complete cooperation from the Planning Commission and sound technical advice from the Planning Staff.

Any area annexed to the City of Richmond can also expect to receive its share of street work. Street crews are on

call every day to keep Richmond streets in complete repair. Richmond also has a policy of locating neighborhood parks and playgrounds throughout the City wherever land is available. East Richmond Heights could expect to receive municipal attention in this matter.

Probably the most significant political advantage of annexing to Richmond is in the fact that the Richmond City Hall would become the focal point for citizen requests for services and information. The opportunity to share in the election of officials whose policies affect East Richmond Heights should be a welcome one. Immediate benefits from Richmond's modern City Manager Government with its established planning and operating departments will also be recognized.

Richmond does not expect areas annexing to it to share in the payment of debts incurred prior to that annexation. Therefore, the City's many large parks, its municipal plunge and beautiful Civic Center would be available to serve East Richmond Heights citizens without cost.

In conclusion, the annexation of East Richmond Heights to Richmond seems to be a reasonable and mutually advantageous action.

Members of the Planning Staff

Assistant City Planners
William M. Mason
John Vandenberg
Jack Dubois (half-time)
Russell Roy (half-time)
Stenographer
Doris M. McMillen

HIST

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May 1, 1953

U.C. BERKELEY LIBRARIES



040712221

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